
AGENDA

- | | | |
|--|---|------------------------------------|
| 1. Minutes – January 11, 2006 (Regular) | | <i>Discussion &
Action</i> |
| 2. Rezoning Case
Z-2006-3 | Freda Mills-Price
Mad River Township ~ 1 acre
6500 Springfield-Xenia Rd.
A-1 to B-1 (Neighborhood Business District)
Public Hearing | <i>Discussion &
Action</i> |
| 3. Rezoning Case
Z-2006-5 | Doug Joos
Green Township ~ 57± acres
Adjacent to 5955 S. Pitchin Rd.
A-1 to AR-5, AR-10, AR-25 (Agricultural/Residential Districts)
Public Hearing | <i>Discussion &
Action</i> |
| 4. Rezoning Case
Z-2006-6 | Brenda Gregory
Green Township ~ 3.72 acres
5955 S. Pitchin Rd.
A-1 to AR-5 (Agricultural/Residential District)
Public Hearing | <i>Discussion &
Action</i> |
| 5. Rezoning Case
Z-2006-7 | Jacob Metz Estate and F. William Nachtrieb
Harmony Township ~ 18.935 acres
East of Houston Pike and South of I-70
A-1 to AR-10 (Agricultural/Residential District)
Public Hearing | <i>Discussion &
Action</i> |
| 6. Rezoning Case
Z-2006-8 | Thomas A. Bennett
Moorefield Township ~ 10.011 acres
5335 East County Line Rd.
A-1 to AR-10 (Agricultural/Residential District)
Public Hearing | <i>Discussion &
Action</i> |
| 7. Staff Comments | | <i>Discussion</i> |
| 8. Adjournment | | <i>Action</i> |

Minutes

Clark County Rural Zoning Commission

Regular Meeting ~ 8:30 a.m.
Wednesday, January 11, 2006

Administration Building of the former Springview Center
3130 East Main Street
Springfield, OH 45505

Mr. Tom Crosbie, Chairperson of the Clark County Rural Zoning Commission, called the meeting to order at 8:30 a.m.

Present: Mr. Tom Crosbie, Mr. John Baird, Mr. Gary Cummins (arrived 8:38), Mrs. Linda Smith, and Mrs. Jerri Taylor.

RZC: 1-1-2006: Minutes ~ November 9, 2005

Motion by Mrs. Taylor, seconded by Mr. Rhine to approve the minutes as printed.

VOTE: Motion carried unanimously.

Z-2006-1 Rezoning Case ~ Shirley A. Clonch ~ Bethel Township ~ .94 acres ~ 2727 Medway-Carlisle Rd. ~ B-2 to R-1 (Rural Residence District) ~ Public Hearing

Mr. Philip Tritle, Planning Staff, presented the report on the rezoning case submitted by Shirley A. Clonch. He highlighted information contained in the staff report and on the maps and drawings. The County Engineer noted that there is direct access to Medway-Carlisle Rd. using the existing driveway. Any change, upgrade, or relocation of the driveway would require a driveway permit. Drainage appears to be adequate under the present use and they have no objection to the rezoning. Clark Soil and Water reviewed the request and noted that there are existing structures on the site. The proposed rezoning, should not significantly impact soils and drainage and they do not object to the rezoning. The Health District did not submit a report because the site is served by public sewer. The Utilities Department noted that the property is serviced by public sewer and they have no objection to the request.

The Comprehensive Plan identifies this area as medium density residential. In order to develop this property (tear down the existing structure and build a new residential structure on the parcel) it has to be zoned residential. Residential is not permitted in a B-2 district.

Staff recommends approval. Staff noted that on January 4, 2006 the Clark County Planning Commission recommended approval of this rezoning request.

Chairperson Crosbie opened the public hearing and asked for proponents.

Shirley Clonch, applicant, residing at 1166 N. Lake Rd., stated that she shocked to find out that the property is not zoned residential. The surrounding buildings which are commercial are all vacant.

Doug Smith, 2582 Medway-Carlisle, expressed concern regarding future business development.

Chairperson Crosbie asked for opponents. There being none, he closed the public hearing.

RZC: 1-2-2006: Z-2006-1 Rezoning Case ~ Shirley A. Clonch ~ Bethel Township

Motion by Mrs. Taylor, seconded by Mr. Rhine to grant Approval for the request of Shirley A. Clonch to rezone .94 acres located at 2727 Medway-Carlisle Rd., Bethel Township from B-2 (Community Business District) to R-1 (Rural Residence District).

VOTE: Motion carried unanimously.

Election of Officers

RZC: 1-3-2006: Election of Officers

Motion by Mrs. Taylor, seconded by Mr. Rhine to elect Tom Crosbie as Chairperson and Linda Smith as Vice Chairperson for the Clark County Rural Zoning Commission.

VOTE: Motion carried unanimously.

Staff Comments

Mr. Tritle stated that there will be one case next month.

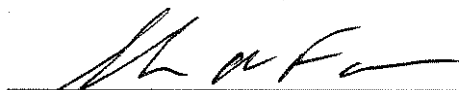
Adjournment

RZC: 1-4-2006: Adjournment

Motion by Mr. Baird, seconded by Mrs. Taylor to adjourn the meeting.

VOTE: Motion carried unanimously.

The meeting was adjourned at 8:42 a.m.



Shane W. Farnsworth, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

Rezoning Case # Z-2006-3

To: Rural Zoning Commission	Date of Meeting: April 12, 2006
From: Planning Staff	Date of Report: March 27, 2006

Applicant: Freda Mills-Price

Request Action: Rezone **from - A-1** (Agriculture District)
to - B-1 (Neighborhood Business District)

Purpose: To establish an antique business

Location: 6500 Springfield-Xenia Rd.

Size: 1.12 acres

Existing Land Use: old fire house

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	Agriculture & scattered residential	B-2 (Community Business) A-1 (Agricultural) & R-1 (Rural Residential)
South	Young's Dairy & Agriculture	B-3 (General Business) & A-1 (Agricultural)
East	Residential, Agriculture, Springfield Airport	A-1 (Agricultural) & R-1 (Rural Residential)
West	Residential & Agriculture	A-1(Agricultural) R-1 (Rural Residential) & R-3 (Single- & Two Family Residential)

ANALYSIS

This area was zoned A-1 Agricultural when zoning was originally adopted.

REPORTS FROM OTHER AGENCIES

County Engineer

The County Engineer has reviewed the request to rezone the property located at 6500 Springfield Xenia Road from A-1 Agricultural zoning to B-1, Business zoning for an antique business. There is an existing building and separate parking area located off W. Jackson Road on site presently.

Access to a major roadway (Springfield Xenia) is not directly available, but access via W. Jackson Road to the existing building and parking lot is available. Changes or modifications to property may require the applicant to secure an access permit from ODOT for Springfield Xenia, or from the County Engineer for access issues related to Jackson Road. No additional curb cuts are recommended at this time.

Drainage appear adequate under the present use, however if additional buildings or parking areas, are planned that exceed ½ acre, consideration must be given for the development of storm water facilities to address accelerated runoff and erosion control issues. Based upon our review of access and drainage, there are no objections to the requested change, provided the application is in compliance with the requested use.

(See March 15, 2006 letter)

Planning Department

This property is classified by the Clark County Land Use Plan as Agriculture/Rural Residential. Predominantly rural portions of the County, where agriculture should remain the priority, are designated as Agricultural/Rural Residential. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres - gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils).

The applicant recently purchased this old fire house, which is a concrete block building, and wishes to convert into an antique business. Property immediately to the north is zoned B-2 and property immediately to the south is zoned B-3 (Young's Dairy).

RECOMMENDATION

The Staff recommends approval of rezoning to B-1.

Clark County Planning Commission - Meeting Date: April 5, 2006

Motion by Mrs. Parker, seconded by Ms. Jordan to recommend **Approval** to the Rural Zoning Commission for the request of Freda Mills-Price to rezone 1.12 acres located at 6500 Springfield-Xenia Rd., Mad River Township from **A-1** (Agriculture District) to **B-1** (Neighborhood Business District)

VOTE:

Yes: Mr. Bicknell, Ms. Jordan, Mr. Jurick, Mrs. Parker, and Mr. Turner.

Pass: Mr. Hartley and Mr. Tackett.

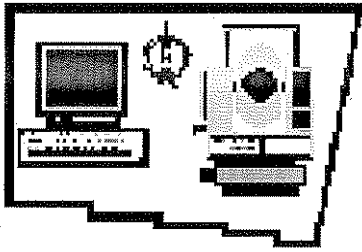
Motion carried.

Attachments:

County Engineer's letter

Location Map

Zoning Map



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyohio.gov/engineer

March 15 2006

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Planner

Re: **Rezoning Request Z-2006-3**
1+ acres from A-1 to B-1
6500 Springfield Xenia Road

Mr. Tritle,

The County Engineer has reviewed the request to rezone the property located at 6500 Springfield Xenia Road from A-1 Agricultural zoning to B-1, Business zoning for an antique business. There is an existing building and separate parking area located off W. Jackson Road on site presently.

Access to a major roadway (Springfield Xenia) is not directly available, but access via W. Jackson Road to the existing building and parking lot is available. Changes or modifications to property may require the applicant to secure an access permit from ODOT for Springfield Xenia, or from the County Engineer for access issues related to Jackson Road. No additional curb cuts are recommended at this time.

Drainage appear adequate under the present use, however if additional buildings or parking areas, are planned that exceed ½ acre, consideration must be given for the development of storm water facilities to address accelerated runoff and erosion control issues.

Based upon our review of access and drainage, there are no objections to the requested change, provided the application is in compliance with the requested use.

Sincerely,

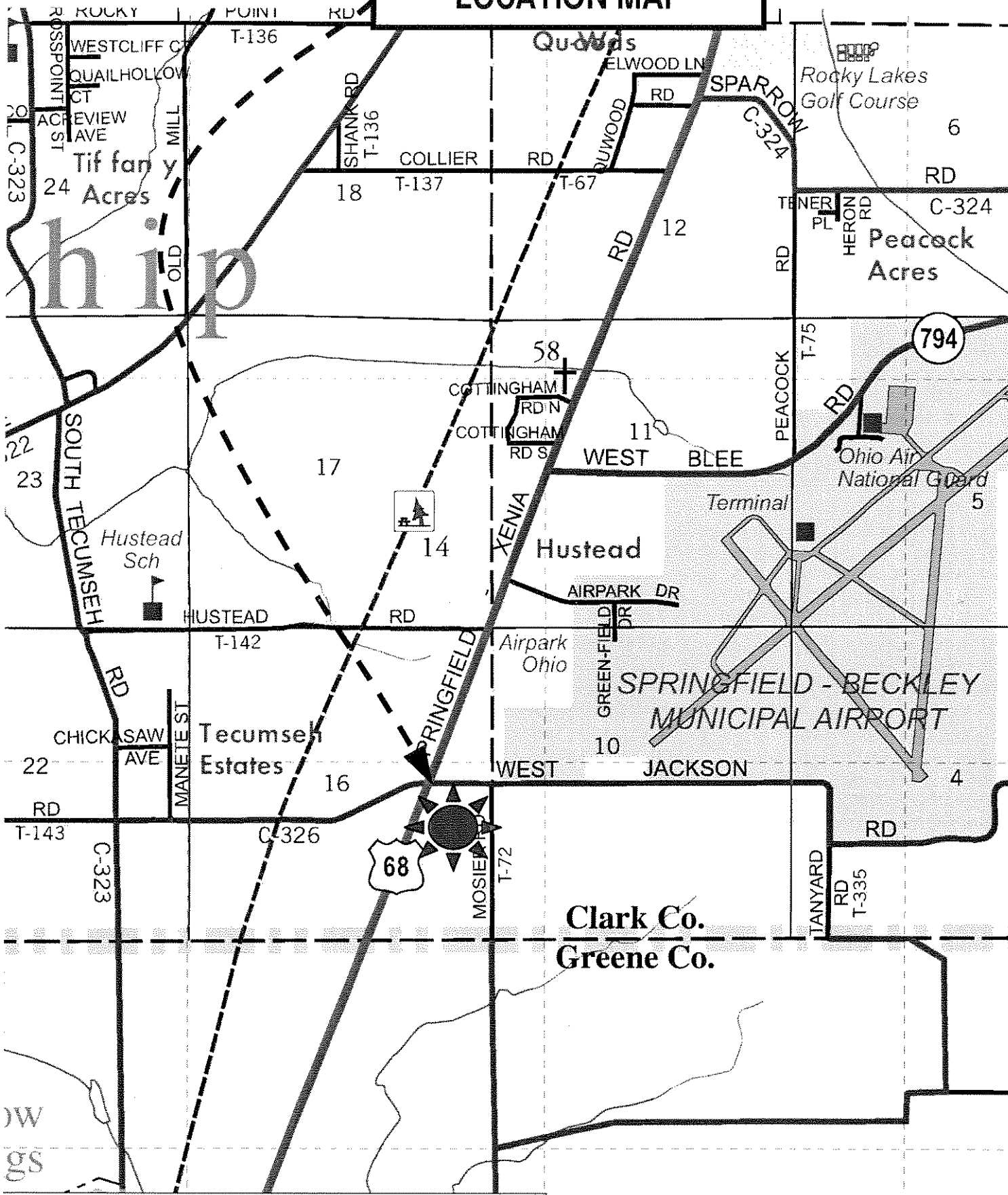
Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director
Shayne Gray – GIS/CAD Coordinator
Mark Niccolini – Ditch Maintenance Supervisor
Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy Engineer

LOCATION MAP



REZONING CASE #Z-2006-3	6500 Springfield-Xenia Rd.
A-1 to B-1	Mad River Twp.
1 ac.	

REZONING CASE #Z-2006-3	6500 Springfield-Xenia Rd.
A-1 to B-1	Mad River Twp.
1 ac.	

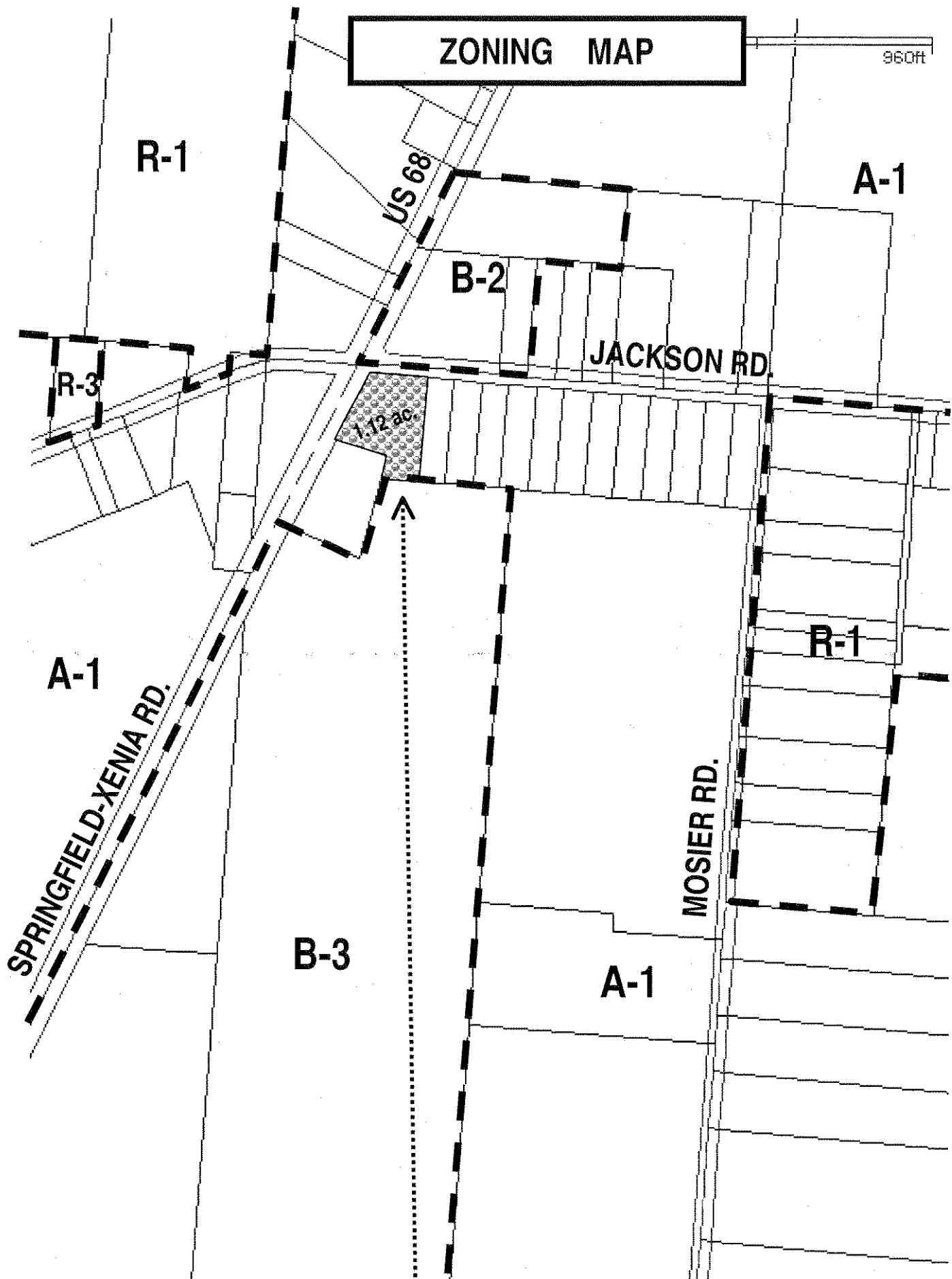
REZONING CASE #Z-2006-3	6500 Springfield-Xenia Rd.
A-1 to B-1	Mad River Twp.
1 ac.	

REZONING CASE #Z-2006-3	6500 Springfield-Xenia Rd.
A-1 to B-1	Mad River Twp.
1 ac.	

REZONING CASE #Z-2006-3	6500 Springfield-Xenia Rd.
A-1 to B-1	Mad River Twp.
1 ac.	

ZONING MAP

960ft



REZONING CASE #Z-2006-3

A-1 to B-1

1 ac.

6500 Springfield-Xenia Rd.

Mad River Twp.

Rezoning Case # Z-2006-5 & Z-2006-6

To: Rural Zoning Commission	Date of Meeting: April 12, 2006
From: Planning Staff	Date of Report: March 27, 2006

Applicant: Doug Joos (Z-2006-5)
Brenda Gregory (Z-2006-6)

Request Action: Rezone **from - A-1** (Agriculture District)
to - AR-5, AR-10, AR-25 (Agricultural/Residential District)

Purpose: To split 18.29 ac. out of 37.19 ac. tract

Location: 5955 S. Pitchin Rd. & adjoining property

Size: 57 acres (Z-2006-5)
3.72 acres (Z-2006-6)

Existing Land Use: Residential & agricultural

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	Agriculture & Residential	A-1 (Agricultural) & R-1 (Rural Residential)
South	Agriculture & scattered Residential	A-1 (Agricultural)
East	Agriculture & scattered Residential	A-1 (Agricultural)
West	Agriculture & scattered Residential	A-1(Agricultural)

ANALYSIS

This area was zoned A-1 Agricultural when zoning was originally adopted. These two cases are contained within one report as they are part of a combined lot reconfiguration and go hand-in-hand for overall approval as you will note by the attached map.

REPORTS FROM OTHER AGENCIES

County Engineer (Rezoning Case Z-2006-5)

The County Engineer has reviewed the request to rezone part of 109.49 acres located near 5955 S. Pitchin Road from A-1 Agricultural zoning to AR-5, AR-10 & AR-25 Agricultural Residential zoning to facilitate subdividing the farm. There are no existing dwellings located on the property, which is presently serviced by a field drive off S. Pitchin Road.

Access to a public roadway (S. Pitchin Road) is directly available, however separate drive permits would be required from the Clark County Engineer for each location.

Drainage appears adequate under the present agricultural use, with the site rolling topography which drains towards the west and the North Fork of the Little Miami floodplain below.

Based upon our review of access and drainage, there are no objections to the requested change.

County Engineer
(Rezoning Case Z-2006-6)

The County Engineer has reviewed the request to rezone part of 109.49 acres located near 5955 S. Pitchin Road from A-1 Agricultural zoning to AR-5 Agricultural Residential zoning to facilitate attaching additional acreage to the existing 3.72 acre tract of record. There is an existing dwellings located on the 3.72 acre tract, which is presently serviced by a private drive off S. Pitchin Road.

Access to a public roadway (S. Pitchin Road) is directly available, via the private drive. No additional entrances are recommended, for the tract.

Drainage appears adequate under the present agricultural use, with the site topography rolling towards the west and the North Fork of the Little Miami floodplain below.

Based upon our review of access and drainage, there are no objections to the requested change.
(See March 15, 2006 letters)

Planning Department

This property is classified by the Clark County Land Use Plan as Agriculture/Rural Residential. Predominantly rural portions of the County, where agriculture should remain the priority, are designated as Agricultural/Rural Residential. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres - gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils).

The applicant, Doug Joos, wishes to divide 109 acres he purchased recently. This will consist of two 11+ ac lots (**AR-10**) and a 28 acre lot (**AR-25**). The other applicant, Brenda Gregory currently owns a 3.72 acre lot and will be purchasing about 2.5 additional acres from Mr. Joos for a new lot size of about 6 acres (**AR-5**). The remaining 50 acres is being sold to Little Miami Inc. and does not need to be rezoned.

RECOMMENDATION

The Staff recommends approval of both rezoning cases as follows

Z-2006-5 = two 11 acre lots (AR-10); one 28 acre lot (AR-25); & part of the 6 acres (AR-5)
Z-2006-6 = current lot of 3.72 acres (AR-5) which will also include additional Joos acreage

Clark County Planning Commission - Meeting Date: April 5, 2006

Motion by Mr. Jurick, seconded by Mr. Bicknell to recommend **Approval** to the Rural Zoning Commission for the request of Doug Joos (Z-2006-5) and Brenda Gregory (Z-2006-6) to rezone 57 acres (Z-2006-5) and 3.72 acres (Z-2006-6) at 5955 S. Pitchin Rd. & adjoining property, Green Township from **A-1** (Agriculture District) to **AR-5, AR-10, AR-25** (Agricultural/Residential District)

VOTE:

Yes: Mr. Bicknell, Ms. Jordan, Mr. Jurick, Mrs. Parker, and Mr. Turner.
Pass: Mr. Hartley and Mr. Tackett.

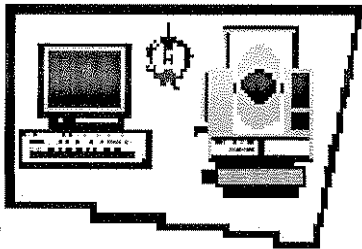
Motion carried.

Attachments:

County Engineer's letters

Location Map

Zoning Map



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyohio.gov/engineer

March 15, 2006

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Planner

Re: **Rezoning Request Z-2006-5**
50+ acres from A-1 to AR-5, AR 10 & AR-25
5955 S. Pitchin Road (closest address)

Mr. Tritle,

The County Engineer has reviewed the request to rezone part of 109.49 acres located near 5955 S. Pitchin Road from A-1 Agricultural zoning to AR-5, AR-10 & AR-25 Agricultural Residential zoning to facilitate subdividing the farm. There are no existing dwellings located on the property, which is presently serviced by a field drive off S. Pitchin Road.

Access to a public roadway (S. Pitchin Road) is directly available, however separate drive permits would be required from the Clark County Engineer for each location.

Drainage appears adequate under the present agricultural use, with the site rolling topography which drains towards the west and the North Fork of the Little Miami floodplain below.

Based upon our review of access and drainage, there are no objections to the requested change.

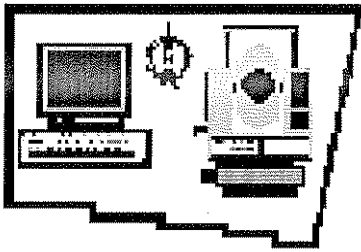
Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
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William A. Pierce, P.S. – LIS Director
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March 15, 2006

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Planner

Re: **Rezoning Request Z-2006-6**
5+ acres from A-1 to AR-5
5955 S. Pitchin Road

Mr. Tritle,

The County Engineer has reviewed the request to rezone part of 109.49 acres located near 5955 S. Pitchin Road from A-1 Agricultural zoning to AR-5 Agricultural Residential zoning to facilitate attaching additional acreage to the existing 3.72 acre tract of record. There is an existing dwellings located on the 3.72 acre tract, which is presently serviced by a private drive off S. Pitchin Road.

Access to a public roadway (S. Pitchin Road) is directly available, via the private drive. No additional entrances are recommended, for the tract.

Drainage appears adequate under the present agricultural use, with the site topography rolling towards the west and the North Fork of the Little Miami floodplain below.

Based upon our review of access and drainage, there are no objections to the requested change.

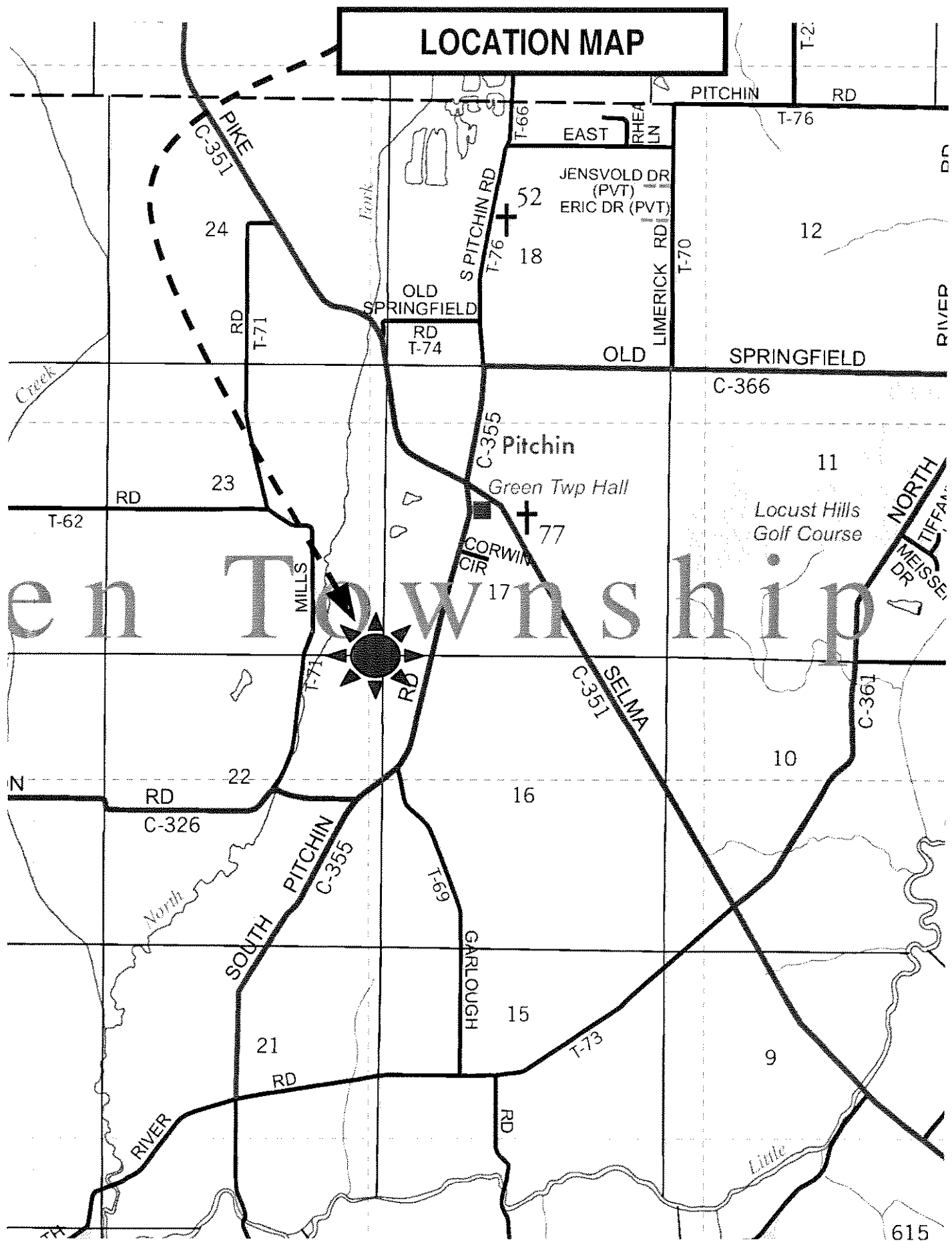
Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
Pamela Fulton – Office Assistant

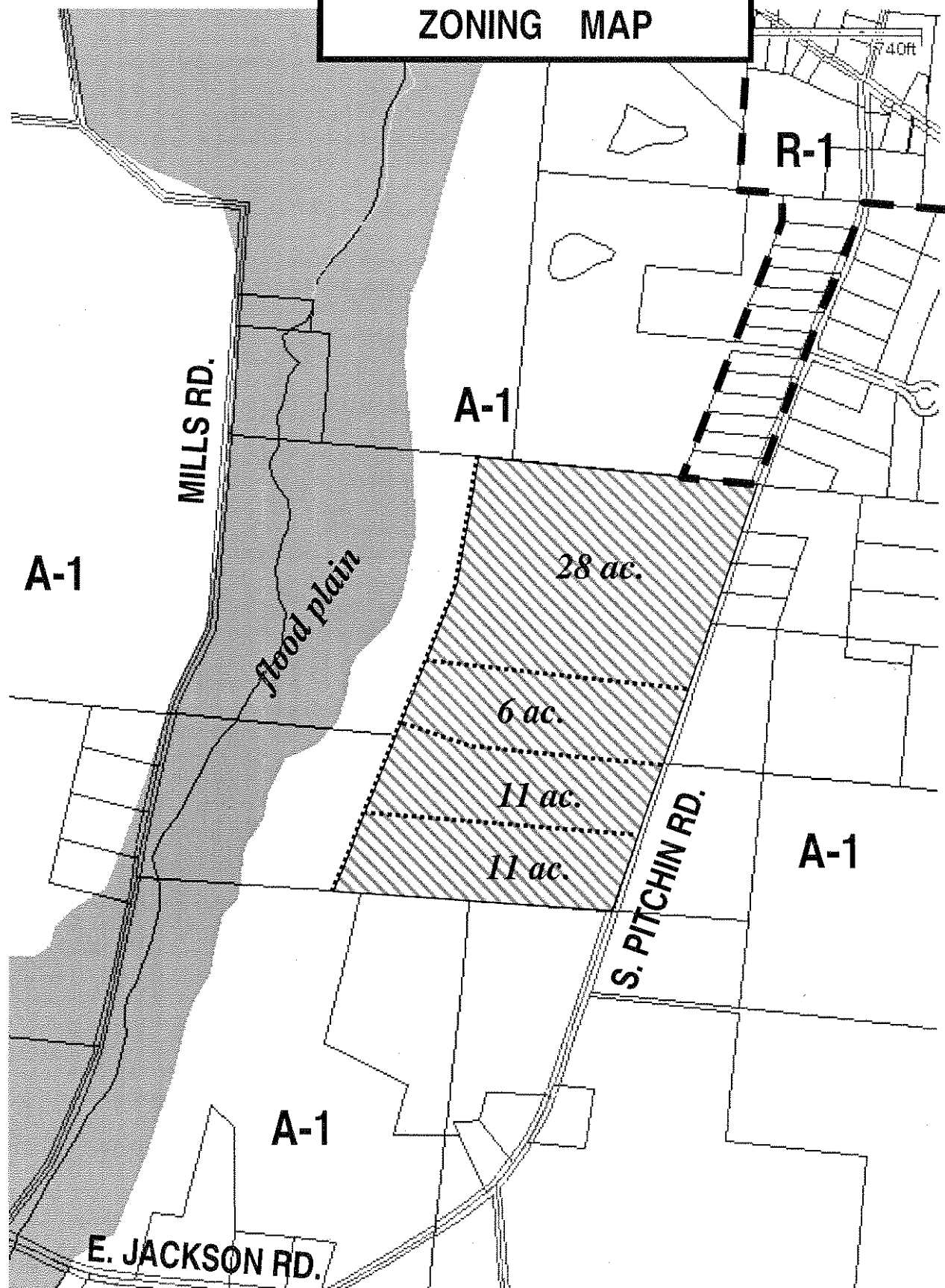
William A. Pierce, P.S. – LIS Director
Shayne Gray – GIS/CAD Coordinator
Mark Niccolini – Ditch Maintenance Supervisor
Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy Engineer



REZONING CASE #Z-2006-5 & Z-2006-6
A-1 to AR-5, AR-10, & AR-25

5955 S. Pitchin Rd.
60 ac. GreenTwp.

ZONING MAP



REZONING CASE #Z-2006-5 & Z-2006-6
A-1 to AR-5, AR-10, & AR-25

5955 S. Pitchin Rd.
60 ac. GreenTwp.

Rezoning Case # Z-2006-7

To: Rural Zoning Commission	Date of Meeting: April 12, 2006
From: Planning Staff	Date of Report: March 27, 2006

Applicant: Estate of Jacob Metz & F. William Nachtrieb

Request Action: Rezone **from - A-1** (Agriculture District)
to - AR-10 (Agricultural/Residential District)

Purpose: To split 18.935 ac. out of 104.14 acres

Location: southeast corner of I-70 and Houston Pk.

Size: 18.935 acres

Existing Land Use: agricultural

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	Agriculture & scattered residential	A-1 (Agricultural) & R-1 (Rural Residential)
South	Agriculture & Residential	A-1 (Agricultural) & R-1 (Rural Residential)
East	Agriculture	A-1 (Agricultural)
West	Agriculture	A-1(Agricultural)

ANALYSIS

This area was zoned A-1 Agricultural when zoning was originally adopted.

REPORTS FROM OTHER AGENCIES

County Engineer

The County Engineer has reviewed the request to rezone 18.93 acres located near the southeast corner of the intersection of Houston Pike and Interstate 70, from A-1 Agricultural zoning to AR-10 Agricultural Residential zoning to facilitate subdividing the parcel from the residue tract.. There are no existing dwellings located on the property, which is presently serviced by a field drive off the south end of the property.

Access to a public roadway (Houston Pike) is directly available at the field drive location. Any changes in location would require the owner to secure a permit from the County Engineer.

Drainage appears fair under the present agricultural use, with a distinct open channel carrying surface water across the property. The area along the drainage courses is not suitable for development purposes.

Based upon our review of access and drainage, there are no objections to the requested change.
(See March 15, 2006 letter)

Planning Department

This property is classified by the Clark County Land Use Plan as Agriculture/Rural Residential. Predominantly rural portions of the County, where agriculture should remain the priority, are designated as Agricultural/Rural Residential. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres - gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils).

The parent parcel is 104 acres. This portion is separated by Houston Pike from the rest of the acreage. The applicant wishes to divide this 18 acres from the rest of the tract.

RECOMMENDATION

The Staff recommends approval of rezoning 18.935 acres to AR-10.

Clark County Planning Commission - Meeting Date: April 5, 2006

Motion by Mrs. Parker, seconded by Mr. Jurick to recommend **Approval** to the Rural Zoning Commission for the request of Estate of Jacob Metz & F. William Nachtrieb to rezone 18.935 acres located at southeast corner of I-70 and Houston Pk., Harmony Township from **A-1** (Agriculture District) to **AR-10** (Agricultural/Residential District)

VOTE:

Yes: Mr. Bicknell, Ms. Jordan, Mr. Jurick, Mrs. Parker, and Mr. Turner.

Pass: Mr. Hartley and Mr. Tackett.

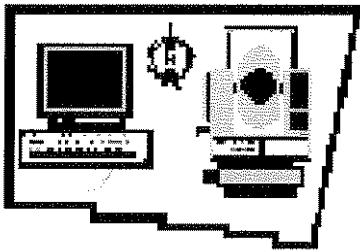
Motion carried.

Attachments:

County Engineer's letter

Location Map

Zoning Map



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

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March 15, 2006

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Planner

Re: **Rezoning Request Z-2006-7**
18.93 acres from A-1 to AR 10
Southeast corner of Houston Pike @ I-70

Mr. Tritle,

The County Engineer has reviewed the request to rezone 18.93 acres located near the southeast corner of the intersection of Houston Pike and Interstate 70, from A-1 Agricultural zoning to AR-10 Agricultural Residential zoning to facilitate subdividing the parcel from the residue tract.. There are no existing dwellings located on the property, which is presently serviced by a field drive off the south end of the property.

Access to a public roadway (Houston Pike) is directly available at the field drive location. Any changes in location would require the owner to secure a permit from the County Engineer.

Drainage appears fair under the present agricultural use, with a distinct open channel carrying surface water across the property. The area along the drainage courses is not suitable for development purposes.

Based upon our review of access and drainage, there are no objections to the requested change.

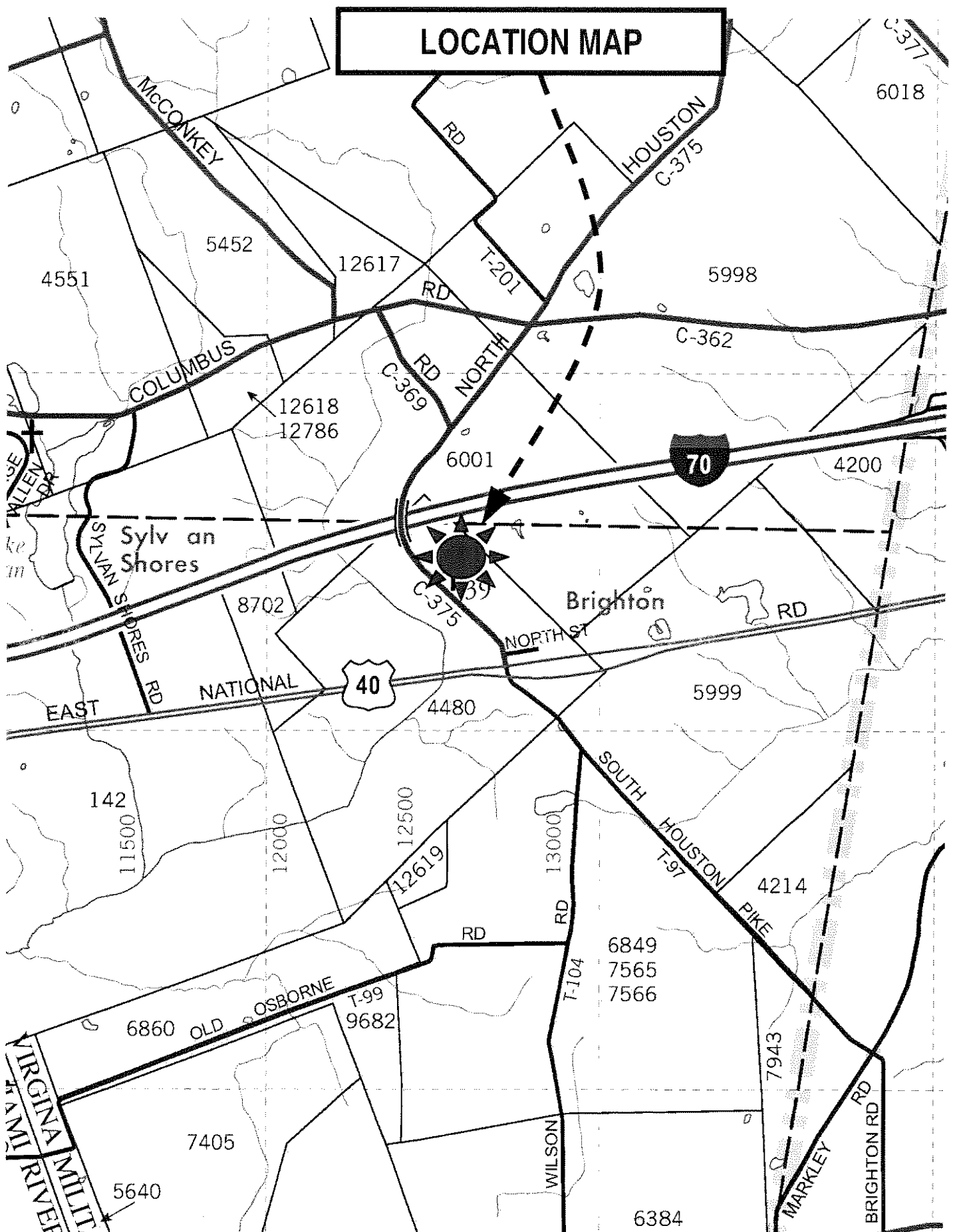
Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

Donald Boyle – Road Superintendent
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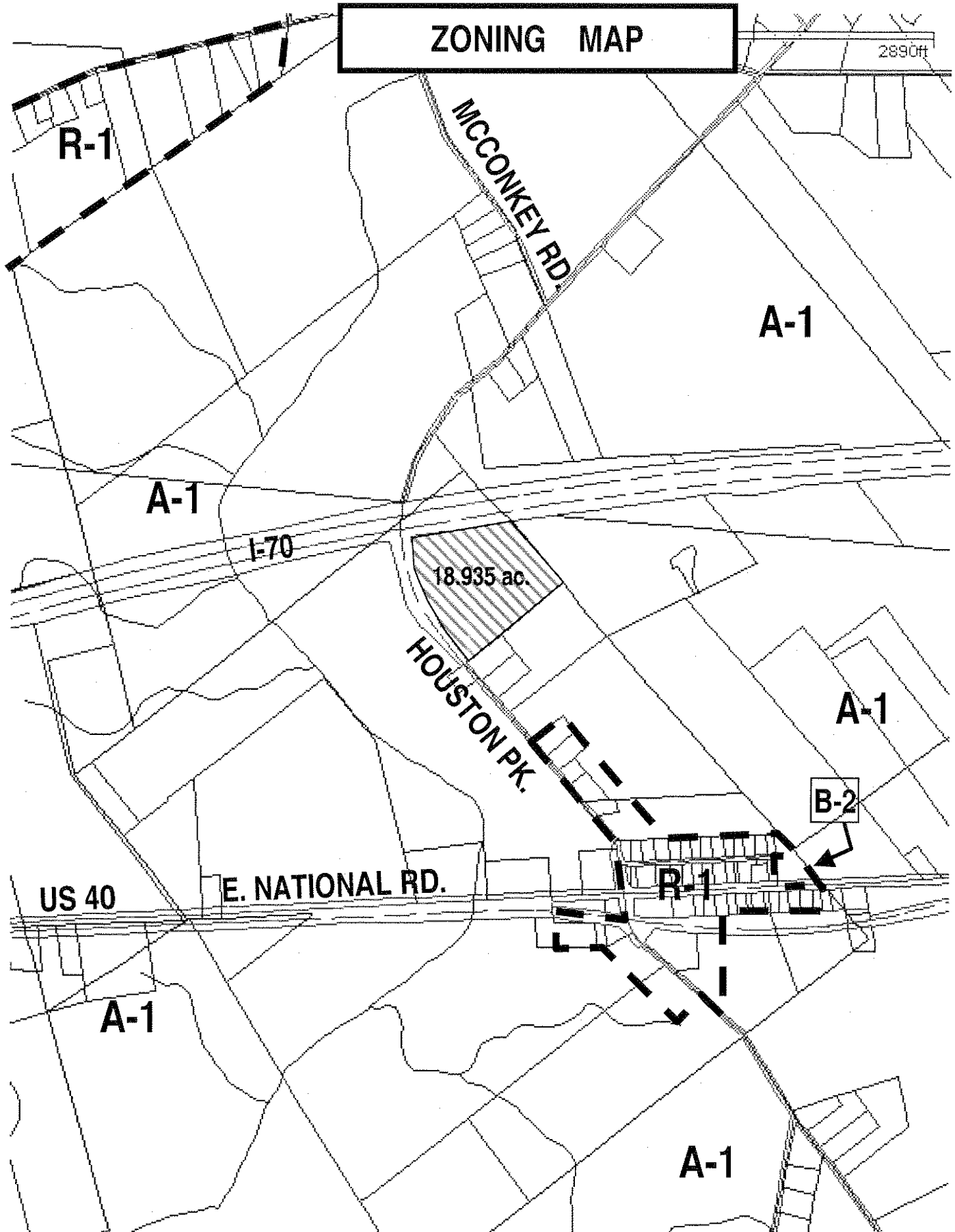
William A. Pierce, P.S. – LIS Director
Shayne Gray – GIS/CAD Coordinator
Mark Niccolini – Ditch Maintenance Supervisor
Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy Engineer



REZONING CASE #Z-2006-7 **southeast corner I-70 & Houston Pk.**
A-1 to AR-10 **18.935 ac.** **Harmony Twp.**

ZONING MAP

2890ft



REZONING CASE #Z-2006-7 southeast corner I-70 & Houston Pk.
A-1 to AR-10 18.935 ac. Harmony Twp.

Rezoning Case # Z-2006-8

To: Rural Zoning Commission	Date of Meeting: April 12, 2006
From: Planning Staff	Date of Report: March 27, 2006

Applicant: Thomas A. Bennett

Request Action: Rezone **from - A-1** (Agriculture District)
to - AR-10 (Agricultural/Residential District)

Purpose: To split 10.011 ac. out of 102.81 acres

Location: 5335 E. County Line Rd.

Size: 10.011 acres

Existing Land Use: agricultural

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	Agriculture	(Champaign County)
South	Agriculture	A-1 (Agricultural)
East	Agriculture	A-1 (Agricultural)
West	Agriculture & Residential	A-1(Agricultural)

ANALYSIS

This area was zoned A-1 Agricultural when zoning was originally adopted.

REPORTS FROM OTHER AGENCIES

County Engineer

The County Engineer has reviewed the request to rezone 10+ acres located near the 5335 E. County Line Road, from A-1 Agricultural zoning to AR-10 Agricultural Residential zoning to facilitate subdividing the parcel from the residue tract... There are no existing dwellings located on the property, which is presently serviced by a field drive off the east end of the property.

Access to a public roadway (E. County Line) is directly available at the field drive location. It is recommended to restrict access to the existing field drive location, due to the steep grade of the roadway, west of the drive. In addition, the applicant should be required to clear the brushy growth and trees along the frontage of the proposed 10 acre tract, to improve sight visibility.

The drainage appears satisfactory, considering the property is heavily wooded. There is sufficient relief within the tract to provide adequate drainage for a residential building site, given proper sighting.

Based upon our review of access and drainage, there are no objections to the requested change.
(See March 14, 2006 letter)

Planning Department

This property is classified by the Clark County Land Use Plan as Agriculture/Rural Residential. Predominantly rural portions of the County, where agriculture should remain the priority, are designated as Agricultural/Rural Residential. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres - gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils).

The parent parcel is 102 acres. The applicant wishes to split this 10 acres for a residential building site.

RECOMMENDATION

The Staff recommends approval of rezoning 10.011 acres to AR-10.

Clark County Planning Commission - Meeting Date: April 5, 2006

Motion by Mr. Turner, seconded by Mr. Bicknell to recommend **Approval** to the Rural Zoning Commission for the request of Thomas A. Bennett to rezone 10.011 acres located at 5335 E. County Line Rd., Moorefield Township from **A-1** (Agriculture District) to **AR-10** (Agricultural/Residential District)

VOTE:

Yes: Mr. Bicknell, Ms. Jordan, Mr. Jurick, Mrs. Parker, and Mr. Turner.

Pass: Mr. Hartley and Mr. Tackett.

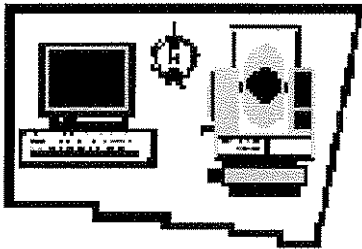
Motion carried.

Attachments:

County Engineer's letter

Location Map

Zoning Map



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyohio.gov/engineer

March 14, 2006

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Planner

Re: **Rezoning Request Z-2006-8**
10+ acres from A-1 to AR 10
5335 E. County Line Road

Mr. Tritle,

The County Engineer has reviewed the request to rezone 10+ acres located near the 5335 E. County Line Road, from A-1 Agricultural zoning to AR-10 Agricultural Residential zoning to facilitate subdividing the parcel from the residue tract... There are no existing dwellings located on the property, which is presently serviced by a field drive off the east end of the property.

Access to a public roadway (E. County Line) is directly available at the field drive location. It recommended to restrict access to the existing field drive location, due to the steep grade of the roadway, west of the drive. In addition, the applicant should be required to clear the brushy growth and trees along the frontage of the proposed 10 acre tract, to improve sight visibility.

The drainage appears satisfactory, considering the property is heavily wooded. There is sufficient relief within the tract to provide adequate drainage for a residential building site, given proper sighting.

Based upon our review of access and drainage, there are no objections to the requested change.

Sincerely,

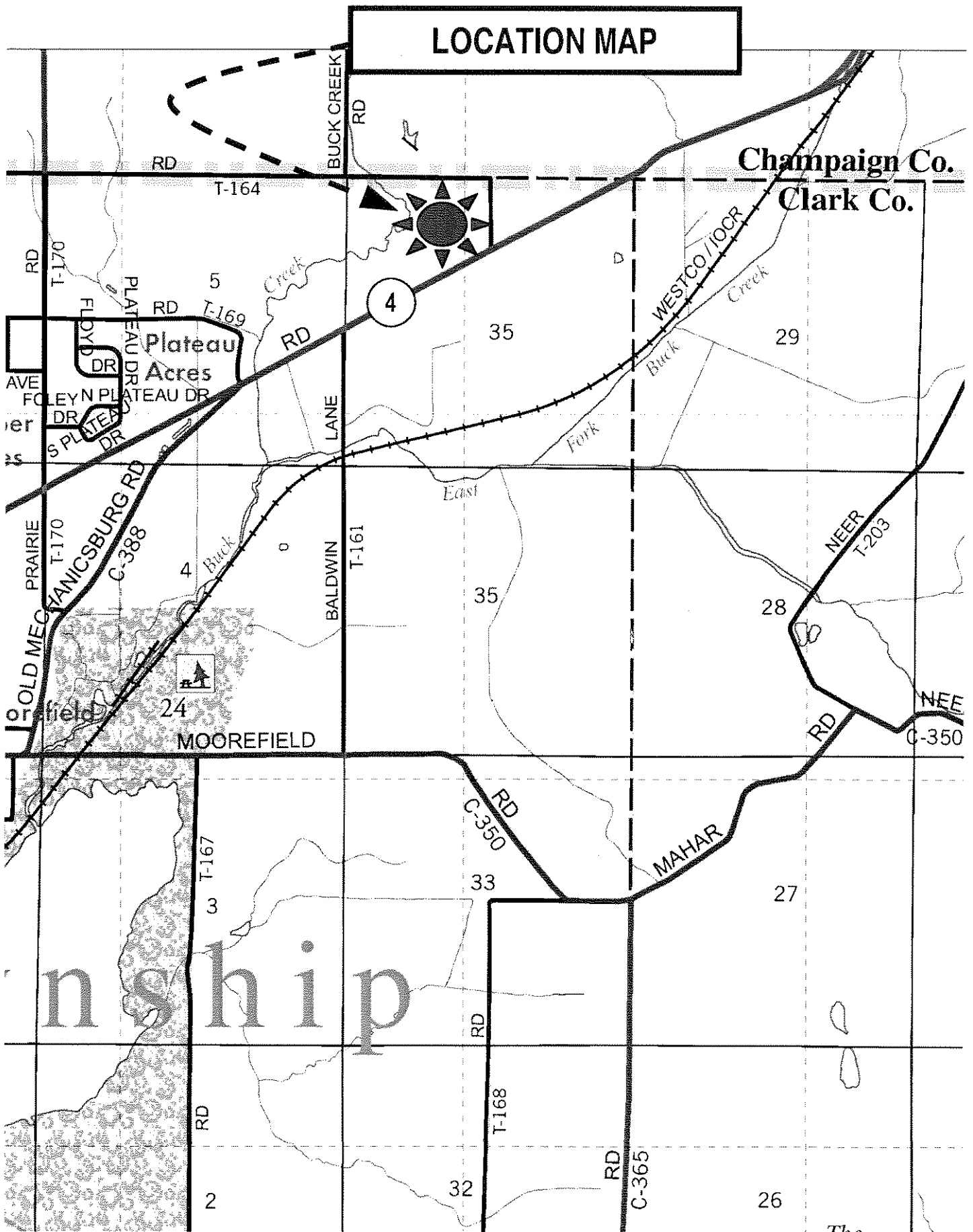
Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director
Shayne Gray – GIS/CAD Coordinator
Mark Niccolini – Ditch Maintenance Supervisor
Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy Engineer

LOCATION MAP



REZONING CASE #Z-2006-8

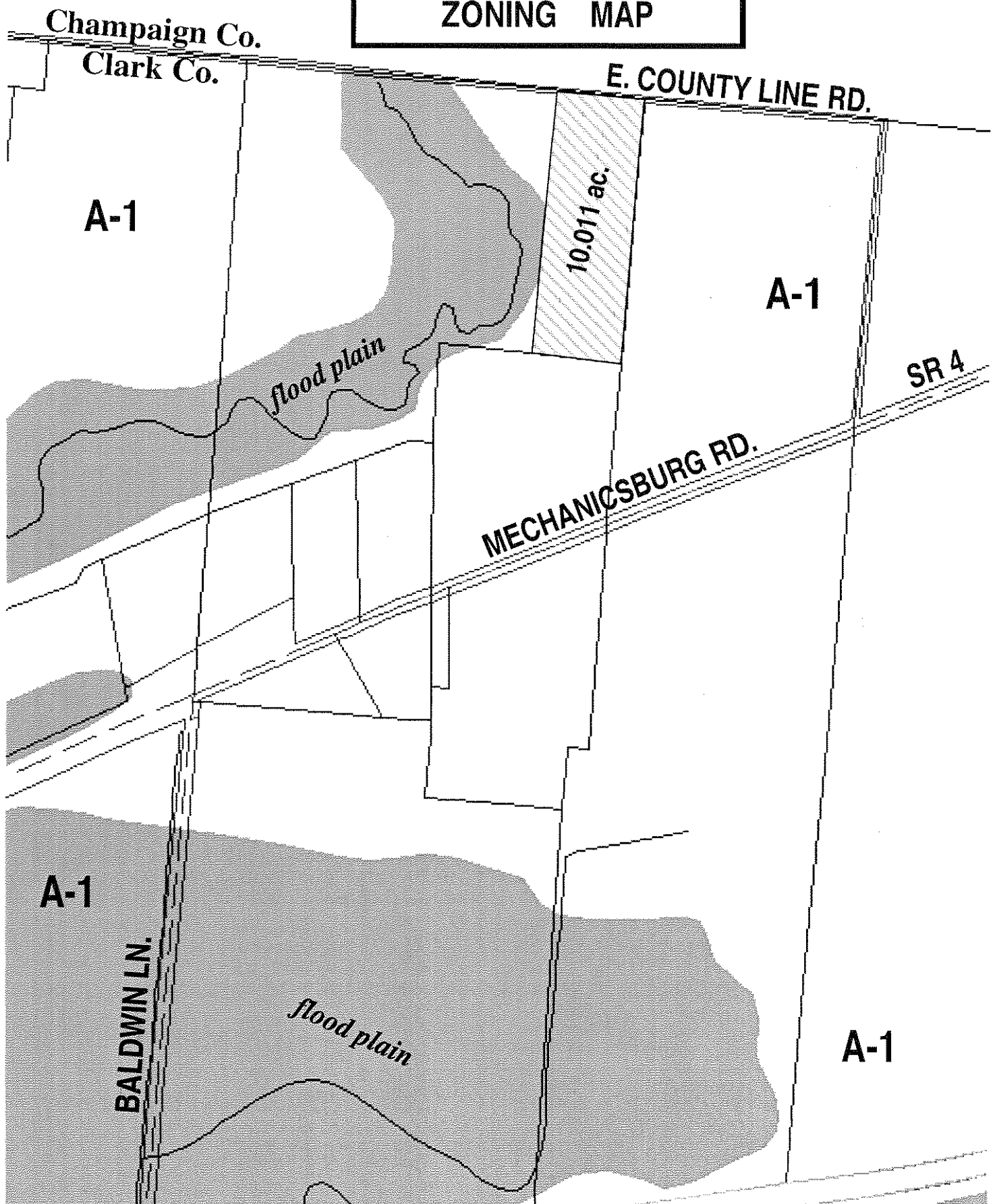
A-1 to AR-10

10.011 ac.

5335 E. County Line Rd.

Moorefield Twp.

ZONING MAP



REZONING CASE #Z-2006-8

A-1 to AR-10

10.011 ac.

5335 E. County Line Rd.

Moorefield Twp.

CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

May 2003

A-1

PRINCIPAL PERMITTED AND CONDITIONED USES:	
1. Agriculture, Farm Markets, & related buildings & structures	
2. Agricultural-Related Processing & Marketing	
3. Single-Family Residential	
4. Single-Family Residential (restricted to lotsplits)	
5. Single-Family Residential (restricted to cluster lotsplits & bonus cluster lotsplits)	
6. Private Landing Field	
7. Day-Care Homes	
8. Bed and Breakfast	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
1. Home Occupations	
2. Private and Public Outdoor Recreation Areas	
3. Cemeteries	
4. Animal Hospitals, Veterinary Clinics & Kennels	
5. Resource and Mineral Extraction	
6. Demolition Disposal Facility	
7. Airports	
8. Radio, Television, & Telecommunications Transmission & Receiving Towers	
9. Hospitals and Auxiliary Facilities	
10. Group Care Home	
11. Nursing Homes, Convalescent Homes, & Rest Homes	
12. Feed Lot, Grain Elevators, & Slaughterhouses	
13. Day-Care Centers	
14. Churches and Similar Places of Worship	
15. Primary and Secondary Schools	
16. Institutions of Higher Learning	
17. Garden Centers and Greenhouse	

AR-1, AR-2, AR-5, AR-10, & AR-25

PRINCIPAL PERMITTED AND CONDITIONED USES:	AR-1	AR-2	AR-5	AR-10	AR-25
1. Agriculture, Farm Markets, & related buildings & structures	Y	Y	Y	Y	Y
2. Single-Family Residences	Y	Y	Y	Y	Y
3. Day-Care Homes	Y	Y	Y	Y	Y
4. Bed and Breakfast	Y	Y	Y	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	AR-1	AR-2	AR-5	AR-10	AR-25
1. Home Occupations	Y	Y	Y	Y	Y
2. Churches and Similar Places of Worship	Y	Y	Y	Y	Y
3. Primary and Secondary Schools	N	Y	Y	Y	Y
4. Institutions of Higher Learning	N	N	Y	Y	Y

R-1, R-2, R-2A, R-2B

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-1	R-2	R-2A	R-2B
1. Single-Family Dwellings	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
2. Bed and Breakfast	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
3. Agriculture and Related Buildings and Structures	--	--	--	--
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-1	R-2	R-2A	R-2B
1. Home Occupation	Y	Y	Y	Y
2. Churches & similar places of worship	Y	Y	Y	Y
3. Primary & Secondary Schools	Y	Y	Y	Y
4. Institutions of Higher Learning	Y	N	N	N
5. Hospitals & Auxiliary Facilities	Y	Y	Y	N
6. Group Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
7. Farm Markets	Y	Y	Y	Y
8. Cemeteries	Y	N	N	N
9. Day-Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
10. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	N
11. Radio, Television & Telecommunication Transmission / Receiving Towers	Y	N	N	N
12. Zero Lot Line, Cluster, Detached, Semi-detached Dwellings, or other housing types of a similar character	N	Y	Y	Y

R-MHP

PRINCIPAL PERMITTED USES:
1. Mobile Homes
2. Manufactured Homes
3. Communal Facilities

Y = Yes (Permitted)

N = No (Not Permitted)

R-3 & R-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-3	R-4
1. Single-Family Dwellings	Y	Y
2. Two-Family Dwellings	Y	Y
3. Three-Family Dwellings	N	Y
4. Four-Family Dwellings	N	Y
5. Multiple-Family Dwellings	N	Y
6. Condominium Residences	N	Y
7. Agriculture and Related Buildings & Structures	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-3	R-4
1. Zero Lot Line, Cluster, Detached, Semi-detached, or Attached Dwellings, or other housing types of a similar character	Y	Y
2. Home Occupation	Y	Y
3. Churches & similar places of worship	Y	Y
4. Group Care Homes	Y	Y
5. Day-Care Homes	Y	Y
6. Day-Care Centers	N	Y
7. Community Facilities	N	Y

PD

PRINCIPAL PERMITTED USES:
1. PD-R (Residential)
2. PD-O (Office)
3. PD-B (Business)
4. PD-I (Industrial)
5. PD-M (Mixed Uses)
6. PD-C (Conservation)
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Home Occupation

CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

May 2003

B-1, B-2, B-3 & B-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	B-1	B-2	B-3	B-4
1. Business and/or Professional Offices	Y	Y	Y	Y
2. Banks & Financial Institutions	Y	Y	Y	Y
3. Eating & Drinking Places, excluding Drive-in or Carry-out	Y	Y	Y	Y
4. Radio and Television Broadcasting Studios	Y	Y	Y	Y
5. Funeral Homes & Mortuaries	Y	Y	Y	Y
6. Automotive Service Stations	Y	Y	Y	Y
7. Custom Butcher Shops	Y	Y	Y	Y
8. Indoor Motion Picture Theaters	N	Y	Y	Y
9. Retail Food Stores	N	Y	Y	Y
10. Drive-in, Fast Food, Drive-in Carry-out Restaurants and/or Drive-through Retail Establishments	N	Y	Y	Y
11. Garden Centers, Greenhouses	N	Y	Y	Y
12. Automotive Repair Garages	N	Y	Y	Y
13. Car Washes	N	Y	Y	Y
14. Air Conditioning, Plumbing, Heating, and Roofing Shops	N	Y	Y	Y
15. Automotive & Auto Accessory Sales	N	Y	Y	Y
16. Building and Related Trades	N	Y	Y	Y
17. Commercial Recreation Establishments	N	Y	Y	Y
18. Animal Hospitals, Veterinary Clinics, and Kennels	N	N	Y	Y
19. Building Material Sales Yard	N	N	Y	Y
20. Drive-In Motion Picture Theater	N	N	Y	Y
21. Private and Public Outdoor Recreation Areas	N	N	Y	Y
22. Motels and Hotels	N	N	Y	Y
23. Hospitals & Auxiliary Facilities	N	N	Y	Y
24. Automotive Body Shop	N	N	Y	Y
25. Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business	N	N	N	Y
26. Bottling of Soft Drinks and Milk or Distributing Stations	N	N	N	Y
27. Contractor's Equipment Storage Yard or Storage & Rental Contractor's Equipment	N	N	N	Y
28. Motor Vehicle, Boat, & Camper Storage	N	N	N	Y
29. Trucking and Motor Freight Station or Terminal	N	N	N	Y
30. Carting, Express, or Hauling Establishments	N	N	N	Y
31. Stone or Monument Works	N	N	N	Y
32. Mini-Warehouse or Self Storage Facilities	N	N	N	Y

B-1, B-2, B-3 & B-4

CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	B-1	B-2	B-3	B-4
1. Commercial Recreation Establishments	Y	--	--	--
2. Day-Care Centers	Y	Y	Y	Y
3. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	Y
4. Clubs, Fraternal or Lodge Organizations	Y	Y	Y	Y
5. Animal Hospitals, Veterinary Clinics, and Kennels	Y	Y	--	--
6. Bars and Taverns	N	Y	Y	Y
7. Wholesale Establishments	N	N	Y	Y
8. Adult Entertainment Establishments	N	N	N	Y

I-1

PRINCIPAL PERMITTED AND CONDITIONED USES:
1. Industrial & Manufacturing Establishments
2. Warehouses
3. Wholesale Establishments
4. Manufacturing Retail Outlets
5. Any use permitted and as regulated as a Principal Permitted or Conditioned Use in the B-4 District
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Any use permitted and as regulated as a Conditionally Permitted Use in the B-4 District
2. Junkyards & Automobile Wrecking Yards
3. Resource and Mineral Extraction
4. Penal & Correctional Facilities
5. Sanitary Landfills

O-1 & OR-2

PRINCIPAL PERMITTED AND CONDITIONED USES:	O-1	OR-2
1. Business and/or Professional Offices, including Medical and Dental Clinics	Y	N
2. Banks and Financial Institutions	Y	N
3. Law, Real Estate, and Insurance Offices	Y	N
4. Business Service Establishments	Y	N
5. Single-Family Dwellings	N	Y
6. Incidental Business Uses	N	Y

Y = Yes (Permitted)

N = No (Not Permitted)